

The Rocky Hill Town Council held its regularly scheduled meeting on Monday, December 15, 2014 in the Council Chambers of Town Hall. Mayor Henry Vassel called the meeting to order at 7:00 p.m. Those in attendance: Deputy Mayor Nadine Bell, Councilor Guy Drapeau, Councilor Joe Kochanek, Councilor Tim Moriarty, Councilor Frank Szeps and Councilor Cathy Vargas. Also present: Town Manager Guy Scaife and Finance Director John Mehr.

Those absent: Councilor Meg Casasanta and Councilor Bill MacDonald.

The Pledge of Allegiance was recited.

#### Public Comment

There was no public comment.

#### Appointments/Resignations

There were no appointments or resignations.

#### Approval of Minutes

##### A. Town Council Meeting & Public Hearing – November 17, 2014

Deputy Mayor Bell made a motion to approve the Minutes of the November 17, 2014 Town Council Meeting and Public Hearing. The motion was seconded by Councilor Szeps and adopted unanimously by those present.

##### B. Special Council Meeting – November 24, 2014

Councilor Szeps made a motion to approve the Minutes of the November 24, 2014 Special Council Meeting. The motion was by Deputy Mayor Bell and adopted unanimously by those present.

#### Subcommittee Reports

##### A. Finance

Councilor Vargas said the Finance Committee didn't have a meeting this month.

##### B. Public Safety

Deputy Mayor Bell said the Public Safety Committee had met prior to this meeting. The RHFD had Truck 3's pump rebuilt. The RHFD also has gotten accepted into a Retention Recruitment

Grant program, which is for a support grant (for brochures and technical support, etc.). There will be a webinar tomorrow and the RHFD will be reporting back in January 2015 about this.

The RHPD reported that the Microwave project is going smoothly.

Deputy Mayor Bell said she had thanked the RHFD, the RHPD and the RHVAA on behalf of the Town Council for them responding to calls during the holidays while everyone else is enjoying them. She is sure that the Rocky Hill residents appreciate this as well.

C. Government Operations Committee

Deputy Mayor Bell said there had been a super committee meeting last Thursday (between the Government Operations Committee, the Public Buildings Commission and the Board of Education Facilities Committee) to discuss the furniture, fixtures and equipment for the RHHS renovation. This was presented on December 10, 2014 to the State. The Councilors will be voting on the RHHS Project Guarantee Price Amendment to the O & G Contract later on at this evening's meeting.

D. Land Acquisition & Farmland Preservation

Councilor Szeps said the Open Space Land Acquisition & Farmland Preservation Subcommittee didn't have a meeting this evening in order to make room for an extended Senior Affairs Committee meeting. The Open Space Land Acquisition & Farmland Preservation Subcommittee is still trying to secure a date to be able to sit down with the State to find out what they will need to do for their next effort in farmland preservation. Town Manager Scaife had sent each of the Councilors an e-mail to let them know that the Hayes' property project is finished.

E. Senior Affairs Committee

Councilor Vargas said the Senior Affairs Committee had met at 5:00 p.m. this evening. Town Manager Scaife had given an extended presentation of a review of the Town Campus facilities and of the senior program needs and service needs analysis that he had done. This is a work in progress. Town Manager Scaife has sent this presentation out to all of the Town Council and Councilor Vargas told them to look through it because it is very interesting. Councilor Vargas said a lot of good comments were generated at the meeting from this. Town Manager Scaife promised to come back at the Senior Affairs Committee meeting in February 2015 with more information. Councilor Vargas said other Towns are going to try to be found in order to see what senior programs are offered to them compared to the ones offered to the Rocky Hill seniors.

Charlie Wisnioski, 660 Old Main Street, R.H., said he was told that the State of Connecticut Department of Transportation (DOT) had communicated to Town Manager Scaife that they aren't going to fund a public bathroom at Ferry Park. Mayor Vasel said he was going to actually cover this in his report this evening. They were told that the Governor has withdrawn the funding for this at this time. Mayor Vasel said Town Manager Scaife is looking to see if the funding will be coming back but he hasn't gotten a lot of answers so far. Councilor Moriarty said OPM had pulled this money back. Charlie Wisnioski urged them to proceed to get a

solution which will permit public usage of those facilities. He isn't advocating for the State to build a second mutually exclusive bathroom though. Some of the Councilors believe that Ferry Park only gets used during the boating season but it gets used year round. There is an urge to use this by others now even though no personnel from the DOT are. He thinks an adequate solution would be for the Town of Rocky Hill to clean it while the State isn't using it, especially if there will be Tulisano Park. He told the Councilors that he hopes they make every effort to work this out with the State government.

Consent Agenda

Deputy Mayor Bell made a motion to approve the Consent Agenda. The motion was seconded by Councilor Szeps and adopted unanimously by those present.

A. Authorization to Sign – Elm Ridge Park Miracle Field – Grant Award

Resolution Authorizing Town Manager to Execute Grant Award  
Elm Ridge Park Miracle Field

I, Linda Giuliano, do hereby that I am the Assistant Town Clerk of Rocky Hill, a municipal corporation organized and existing under the laws of the State of Connecticut having its principal place of business at 761 Old Main Street, Rocky Hill, CT 06067, that I am the keeper of the corporate records and seal. That the following is a true and correct copy of resolutions duly adopted and ratified by the Town Council on December 15, 2014 in accordance with the constituent charter of the Town of Rocky Hill; and that the same has not in any way been modified, repealed or rescinded, but is in full forces and effect.

BE IT RESOLVED, that Guy Scaife, Town Manager, of the Town of Rocky Hill, be and hereby is, authorized to execute, on behalf of this municipal corporation, the Notice of Grant Award with the State of Connecticut for financial assistance for the Elm Ridge Park Miracle Field.

IN ADDITION, that Guy Scaife, Town Manager, is hereby authorized to enter into such agreements, contracts and execute all documents necessary to said grant with the State of Connecticut.

IT IS FURTHER CERTIFIED that Guy Scaife was appointed Town Manager. His term of office began on 9/15/14 and will continue indefinitely. As the Town Manager, Guy Scaife serves as the Chief Executive Officer for Rocky Hill and on November 18, 2014, had both the authority and the office to sign on behalf of the Town of Rocky Hill, the Notice of Grant Award with the State of Connecticut for financial assistance for the Elm Ridge Park Miracle Field.

Dated in Rocky Hill, CT this \_ day of December 2014.

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Linda Giuliano  
Assistant Town Clerk  
Seal

New Business

A. Update – Road Referendum, Jim Sollmi – Director of Community Services

Mayor Vasel told Jim Sollmi that residents have been asking him how the criteria are come up with as to which roads are important and the order in which the roads are getting done, etc. Jim Sollmi said the entire Town was looked at to try to get the roads into a priority list. Roads that were just about at the midpoint of their life were looked at in order to try to save them before they got worse so those were cape sealed. Most of those roads are in the newer Vexation Hill Drive subdivision. Other roads had been sitting on a list for a long time. Those had to be milled and overlaid (George Road area). They also saw roads that just weren't going to make it after last year's very severe winter (Brook Street and Corporate Ridge area). He, Glenn Parent (Director of Public Works), Kevin Morton (Highway Department Crew Leader) and Steve Sopelak (Project Engineer) will go out on the roads again after this winter is over and revisit them because some other road(s) might need to be taken care of right away. Another assessment will be made.

Jim Sollmi and Steve Sopelak did a PowerPoint presentation. (Please see the attachment.)

Councilor Vargas asked if it wasn't known as to how much the Highway Department labor costs were. Steve Sopelak said exact day by day time wasn't kept but they have a general idea. Councilor Vargas asked if this is something outside of what the Highway Department normally would do. Steve Sopelak said he didn't include the Highway Department's labor costs because this is within their normal purview. The price would have been substantially higher than \$13.5 per square yard if a contractor had to be hired to replace the catch basins, etc. Councilor Szeps asked if the Highway Department labor costs were included in the number given to them and Steve Sopelak said no. Councilor Szeps asked if the referendum money was used to pay for the Highway Department's time and Steve Sopelak said no. Councilor Szeps referred to the costs. He asked if those are being charged against the \$10,000,000 referendum and Steve Sopelak said correct. Councilor Szeps confirmed that \$1.646 million has been taken out of the \$10,000,000 for the pavement preservation and Steve Sopelak said correct. Councilor Szeps confirmed that \$1.327+ million has been taken out of the referendum for the bridge repair and Steve Sopelak said correct. Councilor Szeps confirmed that the total amount taken out is \$2.974 million. Steve Sopelak said yes but they won't have the final numbers for the bridge repair until the punch list items are done next spring. Mayor Vasel asked when they will get the State reimbursement from the bridge. Jim Sollmi is expecting this to be after January 1, 2015. Mayor Vasel confirmed that money will come back and Jim Sollmi said money will be credited back to them. Councilor Szeps said they have a balance of a little over \$7 million remaining in the referendum. He asked if referendum money was used to pay RHPD Officers and he asked if this was in the amount listed. Jim Sollmi said yes.

Mayor Vasel referred to the gas mains in the Andover Drive area and Hidden Valley Drive area. There would have to have been a certain percentage of people who wanted natural gas if there was a petition and he then referred to the people who didn't want it. The Town is being held up because of CNG so he asked why they don't just bring the service to the street line for the people who don't want this immediately so that those roads won't be ripped up again. It will be an

additional cost to the Town to have to wait. Jim Sollmi told Mayor Vasel he agrees with him so he will approach CNG again. Mayor Vasel said maybe it can be explained to them that if the people don't take the natural gas then the opportunity won't be there for a period of years but they can hook up whenever they want if this is at their street line in the grass area. Steve Sopelak said they tried that but case law was thrown at them. Mayor Vasel asked how long they are making them bond the repairs. Steve Sopelak said five years. He explained that the line was run in the snow shelf in the Andover Drive neighborhood so people's yards were being dug in and boring was done under the road. Mayor Vasel asked if the plan for Andover Drive is for the road or if it is for the snow shelf. Steve Sopelak said the main line is in already and it is in the snow shelf so that road could be done next year. CNG is very difficult to deal with. People in the Parish Road area are trying to get natural gas but it is not known if CNG will be able to do that neighborhood because of rock. Councilor Moriarty asked if an option is that they can make it that a line has to be put in the road for any future developments. Steve Sopelak said that most of the developments have natural gas because most of the major roads in this Town do. Councilor Moriarty said there is a possibility that there is an area of land where if someone buys it, there isn't a main close to it. Mayor Vasel said they would go to propane then because very few new houses use oil. Councilor Moriarty understands that but he said that they would hate to have a developer put natural gas in even though it may never get there. Mayor Vasel said this is a selling point. Jim Sollmi said it is usually the people in older neighborhoods looking to have this done (i.e. Old Main Street).

**B. Authorization to Sign – Town Manager to Sign RHHS Project Guarantee Price  
Amendment to O & G Contract**

Deputy Mayor Bell made a motion to approve the Resolution – Approval to the Guaranteed Maximum Price Amendment to the O & G Construction Management Contract for the Rocky Hill High School Renovate As New Project and she read it aloud and in full. The motion was seconded by Councilor Drapeau and adopted unanimously by those present.

BE IT RESOLVED that the Rocky Hill Town Council authorizes the Town Manager to sign the Guaranteed Maximum Price GMP Amendment as it is part of the Construction Management Services Contract with O&G Industries, Inc., 112 Wall Street, Torrington CT, to renovate as new the Rocky Hill High School for \$44,137,905.

*Report and Recommendation*

The Rocky Hill High School Building Committee, the Town Council Government Operations Committee, and the Public Buildings Commission have all reviewed the Guaranteed Maximum Price (GMP) Amendment at a super committee meeting held on December 1, 2014. All three Committees approved and recommended to the Town Council to authorize the Town Manager to sign the amendment and have the GMP become part of the Construction Management Contract.

Mayor's Report

Mayor Vasel said Wreaths Across America had taken place this past Saturday at noon at the Veterans Holiday Memorial at the Colonel Raymond Gates Veterans Cemetery. This was a

moving ceremony and he urged everyone who has the time to attend this in the future to do so. He reminded everyone to please remember the soldiers and their families all year long.

Mayor Vassel thanked Chief Custer and the RHPD, Chief Garrahy and the RHFD and the Human Services Department for the Stuff A Truck event this past Saturday. More vehicles were filled with toys than had ever been in the past. The Food Pantry also obtained a lot of food.

Mayor Vassel told everyone to consider adopting a family for the holidays. This is through the Human Services Department.

Chief Grayeb and the RHVAA also have completed a Food Drive recently. They stocked the shelves of the Food Pantry.

Mayor Vassel said they already had spoken about the restrooms at Ferry Park.

Mayor Vassel said the Rocky Hill Historical Society is having an ornament drive. The 2014 Holiday Ornament (of the Samuel Wright House) is available at the Academy Hall Museum for \$16. People can go there to get this on Tuesdays from 10:00 a.m. to noon and on Saturdays from 12:30 p.m. to 3:00 p.m.

Mayor Vassel wished everyone a Happy and Healthy Holiday.

#### Town Manager's Report

Town Manager Scaife said the Food Pantry has been relocated to the Kennedy House as of last week and it is open for business. The community has been extremely generous in keeping this full. He thanked everyone.

The Parks and Recreation Department has been busy with holiday activities.

Repair work has been done on the gazebo (on the Town campus) and it looks a lot better. Some interior type of renovation work is also being done at the Town Hall to accommodate some office moves.

Town Manager Scaife also mentioned to the Town Council that he had sent to them the PowerPoint presentation he had done earlier this evening at the Senior Affairs Committee meeting.

#### Executive Session

##### A. Strategy and Negotiations re: Park at Foundry with Town Attorney, Town Manager and Attorney Romano

Councilor Moriarty made a motion to go into Executive Session at 7:35 p.m. for the purpose of discussing Strategy and negotiations re: Park at Foundry with Town Attorney, Town Manager

and Attorney Romano. The motion was seconded by Deputy Mayor Bell and adopted unanimously by those present.

Councilor Kochanek made a motion to come out of Executive Session at 8:34 p.m. The motion was seconded by Councilor Drapeau and adopted unanimously by those present.

Adjournment

Councilor Kochanek made a motion to adjourn the meeting. The motion was seconded by Councilor Drapeau and adopted unanimously by those present.

As there was no further discussion, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Jo-Anne Booth